

# **Open Space Steering Committee**

January 18, 2022

# Zoom Ground Rules



# Agenda

1. Call to Order: Kurt Moser/Denise Tennant, Chair
2. Administrative: Ana Vicinanzo, Urban Planner
  1. Review of DRAFT November and December Open Space Meeting Minutes
3. Committee Task Updates
  - a. Methods for pursuing open space: Ana Vicinanzo, Urban Planner, and Judy Lo, Acting Principal Planner
  - b. Open Space Fund: Beth Znidersic, Acting Division Chief
  - c. City Acquisition Criteria: Judy Lo, Acting Principal Planner
  - d. Discussion: Updates to the acquisition criteria
4. Public Comment
5. Next meeting: March 3, 2022, 7 p.m. – Zoom
6. Adjourn

Task 2:  
Evaluate and recommend  
methods of pursuing new  
publicly accessible open  
space.

1. Develop criteria for considering opportunities for open space acquisition through the Open Space Fund (such as connectivity, walkability to neighborhood needs, access to water, etc.).
2. Develop minimum publicly accessible open space criteria for small area plans based on current and future demographic needs and neighborhood characteristics.
3. Evaluate the Open Space Ratio and/or other targets based on national standards and benchmarks for localities with similar densities.





# Opportunities for New Open Space

- Small Area Plans Overview (presented December 2021)
- City acquisition through the Open Space Fund (Task 2.1)
  - Purchasing land
- Development planning
  - Deeding land
  - Developing and deeding
  - Public Access Easements (Task 2.2)
- Northern Virginia Conservation Trust

# Ways to Provide New Open Space

1. Purchase, design/construct, maintain
  - Shirley Tyler Unity Park
2. Purchase, (received other funding for the purchase/contributions), improvements to make it safer and meet requirements, maintain
  - Polk Avenue Park
3. Build and construct the park, dedicate the land and improvements to the city, city responsible for maintenance
  - Potomac Yard Park (south)
4. Designed, built, constructed, and maintain park with Public Access Easement
  - John Carlyle Square

# Challenges and Opportunities

Method	Ownership	Opportunities / Constraints
<ul style="list-style-type: none"> <li>Purchasing land with open space funds</li> </ul>	<ul style="list-style-type: none"> <li>City</li> </ul>	<ul style="list-style-type: none"> <li>City owns, maintains and controls land</li> <li>Land is protected through Code that established the Open Space Fund</li> <li>There may be multiple funding sources; dependent on City funding</li> <li>Landowner may not be willing to sell property</li> <li>Resource Protection Areas (RPA's) are an opportunity since development is restricted</li> </ul>
<ul style="list-style-type: none"> <li>Development planning: Deeding land to the City</li> </ul>	<ul style="list-style-type: none"> <li>City</li> </ul>	<ul style="list-style-type: none"> <li>Land is dedicated to the City, typically as an approval of development conditions and Small Area Plan recommendation</li> <li>Land dedications may include improvements</li> <li>City responsible for design and construction as applicable</li> </ul>
<ul style="list-style-type: none"> <li>Development planning: Public Access Easements</li> </ul>	<ul style="list-style-type: none"> <li>Private</li> </ul>	<ul style="list-style-type: none"> <li>Design of open space must meet both public/private goals</li> <li>Public Access Easements formalize and guarantee public use</li> <li>May not be protected in perpetuity when land use changes</li> <li>Space is maintained/operated by owner</li> </ul>



# Case Studies

- Shirley Tyler Unity Park
- Polk Avenue Park
- South Potomac Yard Park
- John Carlyle Square

# Shirley Tyler Unity Park

**Acquisition method:** In 2009, the City purchased the land (from Virginia Electric Power Company) using Open Space Funds

**Land ownership:** City of Alexandria

**Development responsibility:** City of Alexandria

## Implementation:

2016-2017 Rebuilding Together Alexandria (RTA) received a Neighborhood Works Grant to improve the park and partnered with the City to implement the improvements.

Landscape Architecture firm Rhodeside and Harwell was hired to develop a design for the site based on Neighborhood Parks Improvement Plan. Park construction occurred in 2018. RTA hired a construction company and used volunteers to install the landscape and site furnishings.



## 2018 Development costs:

Design/Construction: Grant funds: \$300,000  
City Funds: \$75,000

**2009 Land Acquisition Costs:** City funds: \$850,000



# Polk Avenue Park

**Acquisition method:** City purchased in 2012

**Land ownership:** City of Alexandria

**Development responsibility:** City of Alexandria

**Implementation:**

The existing structure, which was already damaged by fire, was removed.

In 2014, following the purchase of the property, staff initiated a public process to consider the future use for the new park.

The park is managed as a publicly accessible natural area and educational resource with trails and minimal site furnishings such as benches



**2009 Land Acquisition Costs:**

\$1.9 million

The City purchased the 2.34 acre property using \$1.5 million provided by the Department of Defense to mitigate loss of open space in the West End, and \$0.4 million from the City Open Space funds



# Potomac Yard Park (south)

**Acquisition Method:** In 1999, the City Council approved the Potomac Greens/Potomac Yard Small Area Plan which included the development and dedication of Potomac Yard Park.

**Land Ownership:** Private land dedicated to the City of Alexandria

**Development Responsibility:** Private

**Implementation:**

DSUP approved in 2008. Construction started in 2012. Phase I opened in 2013 and Phase III opened in 2019.

**2013 Development Costs:**

Design: Not Available

Construction: Estimated at \$12M



**2013 Land Acquisition Costs:** Not Applicable/Land Dedication

# John Carlyle Square

**Acquisition Method:** In 2000, the City approved the Carlyle Coordinated Development District which included the development and public access easement for John Carlyle Square.

**Land Ownership:** Carlyle Community Council

**Development Responsibility:** Carlyle Development Corporation

**Implementation:**

In 2006 design was initiated and approved through a Development Site Plan. Construction occurred in 2008-2009 and was opened to the community in October 2009.

**Development costs:**

Design/Construction: Not Available

**Land Acquisition Costs:** Not Applicable/Public Access Easement



# History of Open Space Fund

- 2001 – Matching seed money approved through the Capital Improvement Program(CIP)
- 2003 - Creation of the Open Space Fund for acquisition and development of open space. Funded from \$0.01 of the tax rate.
- 2007 - Funding level revised to one percent of the total revenue generated from real property taxes
- 2012 – Dedicated funding from the tax rate was removed and future funding for acquisition in the CIP is General Fund
- 2022 – Acquisition is currently funded through the General Fund (bonds) in the CIP. The Open Space CIP program currently approved for studies, acquisition, and development



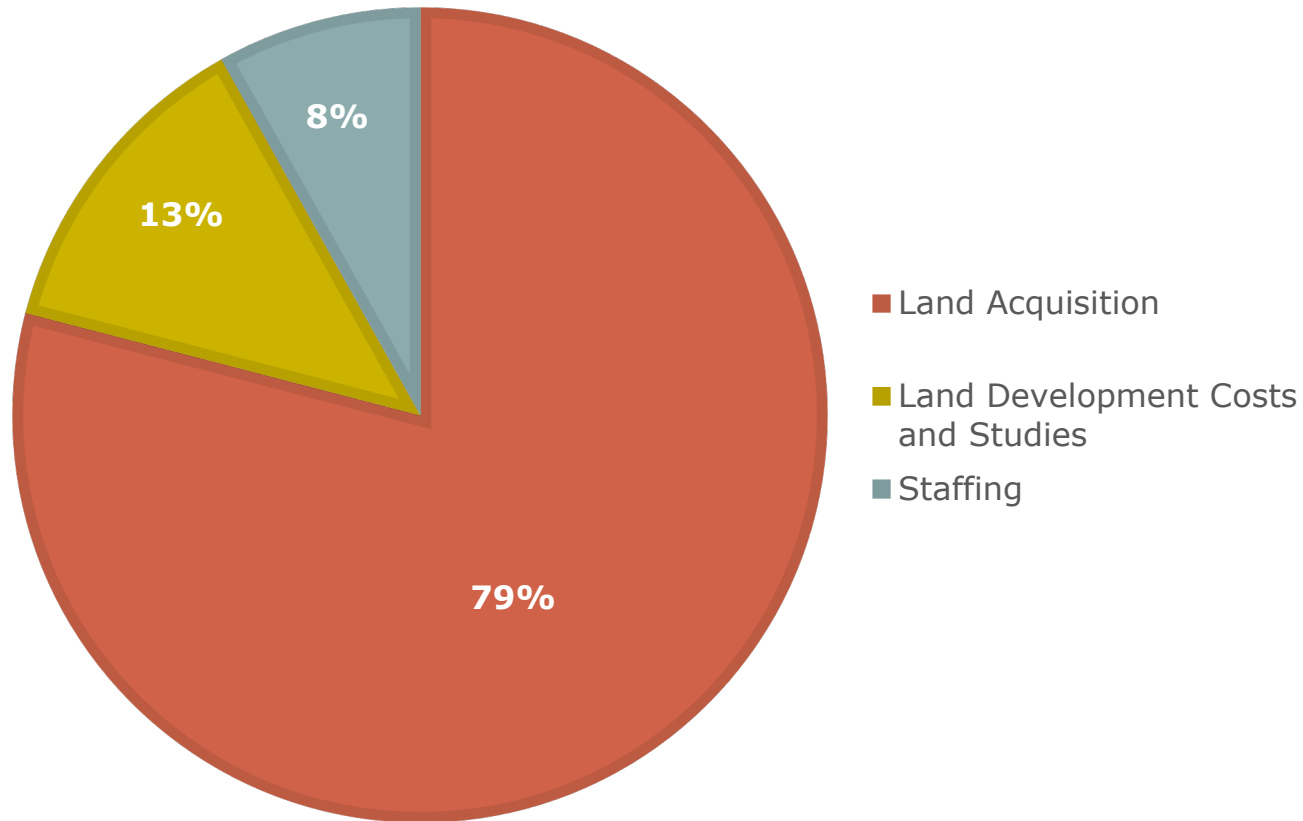
# FY 2022 – FY 2031

## Approved Open Space CIP Budget

- The FY 2021-FY 2030 10-year CIP included significant changes to address projected revenue shortfalls. \$24.0M was reduced from previous years' appropriations and \$140.6M was removed from the FY 2021 CIP.
- The FY 2022 - FY 2031 10-year CIP includes \$10.0M for Open Space
- CIP funding is reviewed each budget cycle as part of the Capital Improvement Program
- The City Manager's Proposed Capital Improvement Program is released in February each year.
- Prior year CIP funding since 2004 total \$19.9M



# Open Space Fund Expenditures since 2004



# Open Space Fund

## Land Acquisitions since 2004

Location	Year Approved	Recorded Sales Price	Square Feet
2200 Ivor Lane	2004	\$750,000	203,748
210 Strand Street	2006	\$1,025,000	4,524
200 Strand Street and O Prince Street*	2006	\$2,800,000	18,251
4630 Raleigh Avenue	2006	\$15,000	6,223
4109,4115,4121,4125 Mt. Vernon Avenue	2007	\$4,800,000	23,153
48 South Early Street	2007	\$385,000	17,424
1 & 7 East Del Ray Avenue	2008	\$1,100,000	16,021
3550 Commonwealth Avenue	2009	\$850,000	22,964
600 North Henry Street	2010	\$2,350,000	20,995
840 North Alfred Street	2012	\$1,313,672	11,915
5325 Polk Avenue	2012	\$1,900,000*	103,847
518 East Bellefonte Avenue	2015	\$193,000	5,750

# Open Space Acquisition

*Task 2.1: Develop criteria for considering opportunities for open space acquisition through the Open Space Fund (such as connectivity, walkability to neighborhood needs, access to water, etc.).*

# 2003 Open Space Plan Acquisition Criteria

1. Privately owned land near or adjacent to existing parks and trails
2. Near or adjacent to existing schools
3. Near or adjacent to natural resource areas
4. At street endings to provide neighborhood linkages
5. Next to institutional properties with extensive open space, valuable natural resources, and/or potential public access
6. Adjacent to or linking existing or proposed trails or greenways
7. Small lots in dense urban neighborhoods for pocket parks, gardens, green spaces, and playgrounds
8. Lands with significant trees, sloping-terrain, and other natural resource features
9. Properties with known or potential historic or cultural significance
10. Lands in areas identified in the Needs Assessment as those with a high need for open space
11. Excess rights-of-way
12. Open space and trail connections adjacent to or linking open spaces, natural areas, greenways and trails in Arlington, or Fairfax Counties

# Discussion

- Are there criteria that should be removed?
- Are there criteria that should be modified?
- Are there new criteria that should be included?



# Public Comment

- Please use the "Raise Your Hand" feature of "\*9" to inform staff you would like to comment.
- Comments will be limited to three (3) minutes per speaker.

**Next meeting**

**March 3, 2022 at 7 p.m.**

# Information & Questions

- Information
  - [Open Space Planning](#)
- Questions
  - Ana Vicinanzo, Urban Planner III  
[ana.Vicinanzo@alexandriava.gov](mailto:ana.Vicinanzo@alexandriava.gov)
  - Judy Lo, Acting Principal Planner  
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  - Jack Browand, Division Chief  
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